

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICIAL USE ONLY

Application #: 218-017

Date Received: 2/20/18

Application Accepted By: KP

Fee: \$1800

Assigned Planner: Michael Maret; 614-645-2749; mjmare@ Columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 253 W 10th Avenue Zip 43201

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010- 003924

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) C-4 Requested Zoning District(s) UCRPD

Area Commission Area Commission or Civic Association: University Area Commission

Proposed Use or reason for rezoning request: Match zoning of surrounding University properties

Proposed Height District: 35 (continue on separate page if necessary)
Acreage 0.08+/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name The Ohio State University c/o Physical Planning & Real Estate

Address 2003 Millikin Road City/State Columbus, OH Zip 43210-1268

Phone # 614-247-5958 Fax # _____ Email prosser.20@osu.edu

PROPERTY OWNER(S):

Name State of Ohio Benefit of Ohio State University c/o Physical Planning & Real Estate

Address 2003 Millikin Road City/State Columbus, OH Zip 43210-1268

Phone # _____ Fax # _____ Email _____

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jeffrey L. Brown

Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215

Phone # 614-221-4255 Fax # 614-221-4409 Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 218-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 2530 10th Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☒ Check here if listing additional property owners
on a separate page.

(4) see attached list

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

The Ohio State University
614-247-5958

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) University Area Commission
Susan Keeny
358 King Avenue
Columbus, OH 43201

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as
shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of
record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and
all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or
the property owner owns the property contiguous to the subject property (7)

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 19th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C Timmons
9/14/2020

My Commission Expires:



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

This Affidavit expires six (6) months after date of notarization.

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PROPERTY OWNERS

State of Ohio for Benefit of
Ohio State University
1534 North High Street
Columbus, OH 43201

APPLICANT

The Ohio State University
c/o Physical Planning & Real Estate
2003 Millikin Road
Columbus, OH 43210-1268

AREA COMMISSION

University Area Commission
Susan Keeny
358 King Avenue
Columbus, OH 43201

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SUBJECT PROPERTY OWNER

Oxford Ross of Ohio LLC
68 South High Street
Columbus, OH 43215

ABA Properties LLC
52 East 15th Avenue
Columbus, OH 43215

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Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #:

218-017

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown

of (COMPLETE ADDRESS) 377 West Broad Street, Suite 460, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual

Business or individual's address

Address of corporate headquarters

City, State, Zip

Number of Columbus based employees

Contact name and number

1. State of Ohio for Benefit of Ohio State University c/o Physical Planning & Real Estate 2003 Millikin Road Columbus, OH 43210-1268	2. The Ohio State University c/o Physical Planning & Real Estate 2003 Millikin Road Columbus, OH 43210-1268 Erin Prosser 614-247-5958
3. Erin Prosser 614-247-5958 Oxford Ross of Ohio LLC 68 South High Street Columbus, OH 43215	4. ABA Properties LLC 52 East 15th Avenue Columbus, OH 43215

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2020



This Project Disclosure Statement expires six months after date of notarization.

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2020

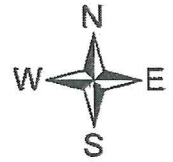
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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010003924

Zoning Number: 253

Street Name: W 10TH AVE

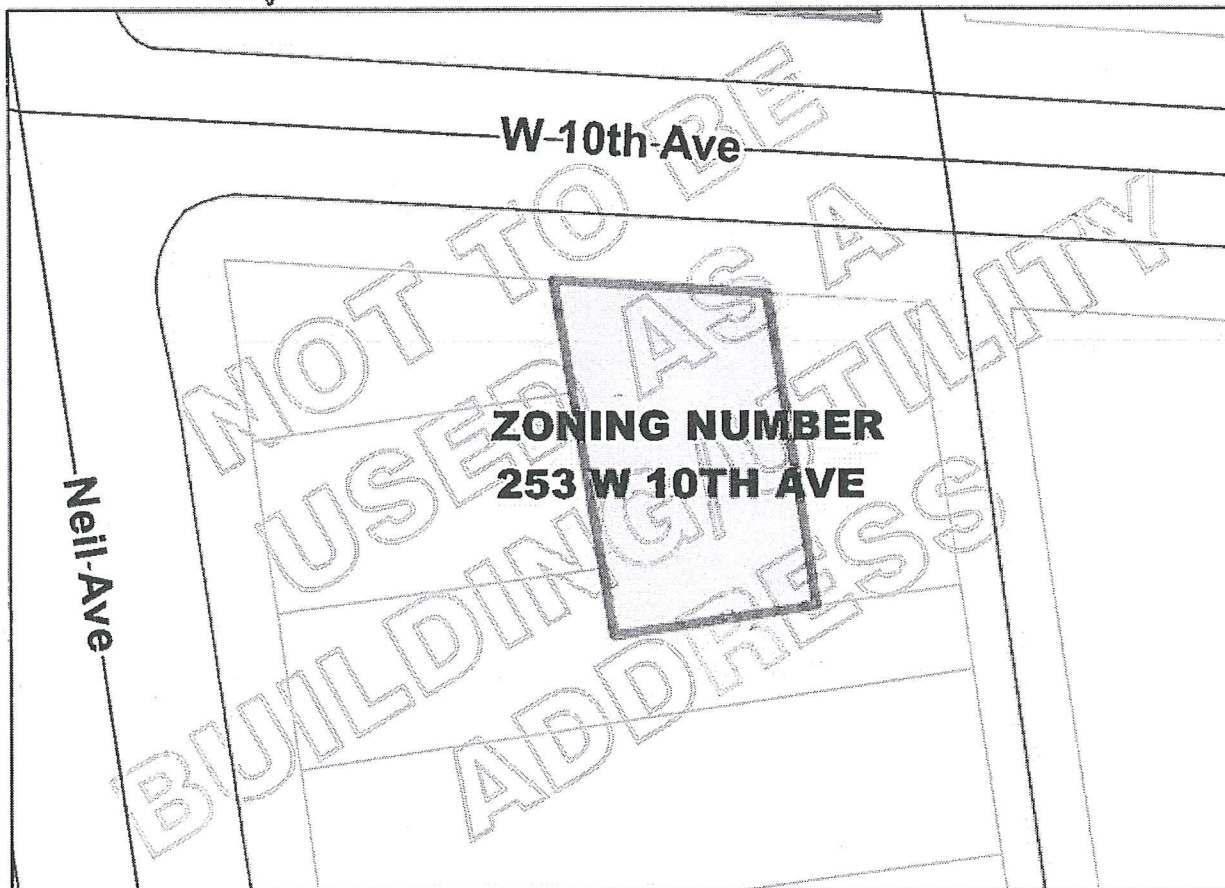
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: Alfred Camar

Date: 2/22/2018



**ZONING NUMBER
253 W 10TH AVE**



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 115651

218-017

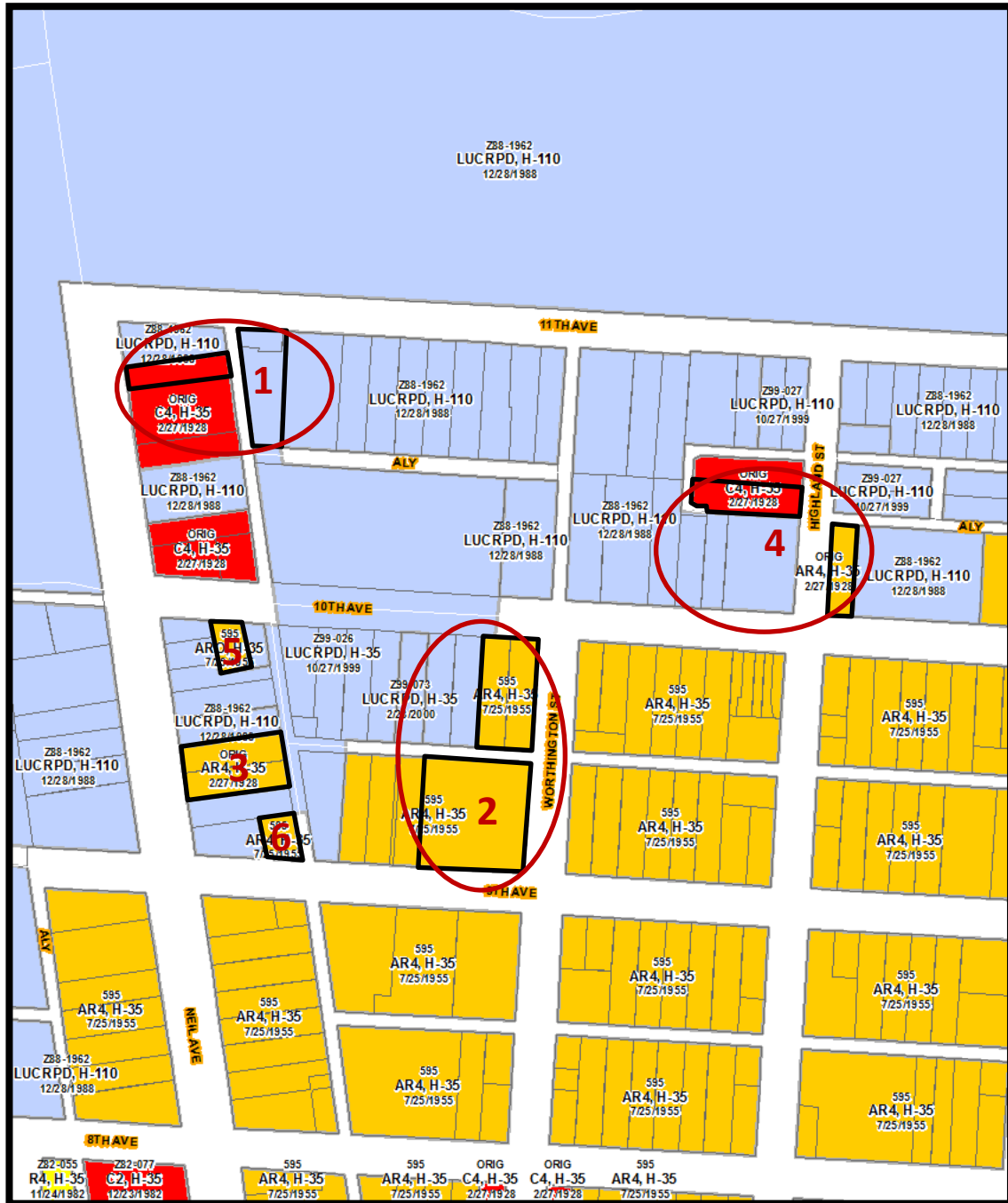
Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being Parts of Lots Nos. 1 and 2 of Elizabeth J. McMillen's University Addition or Subdivision of land in Said City of Columbus, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 135, Recorder's Office, Franklin County, Ohio, which parts thereof are bounded as follows:

Beginning at a point in said lot No. 2, located 71 feet east of the west line thereof, and 20 feet north of the south line thereof; thence northerly parallel with the west lines of said two lots about 75 feet to the north line of said lot 1, which is also the south line of West Tenth Avenue: thence easterly along the north line of said lot and the south line of West Tenth Avenue to a point 32 feet west of the northeast corner of said lot No. 1; thence southerly parallel with the east lines of said two lots to a point which is 20 feet northerly from the south line of said lot No. 2; thence westerly parallel with said south line of said lot No. 2 a distance of 47 feet to the point of beginning. Also the right to the use and operation of the sewer, water and gas lines to the above described premises, running through to the first alley east of Neil Avenue.

Also known as: 253 West 10th Avenue, Columbus, OH 43201

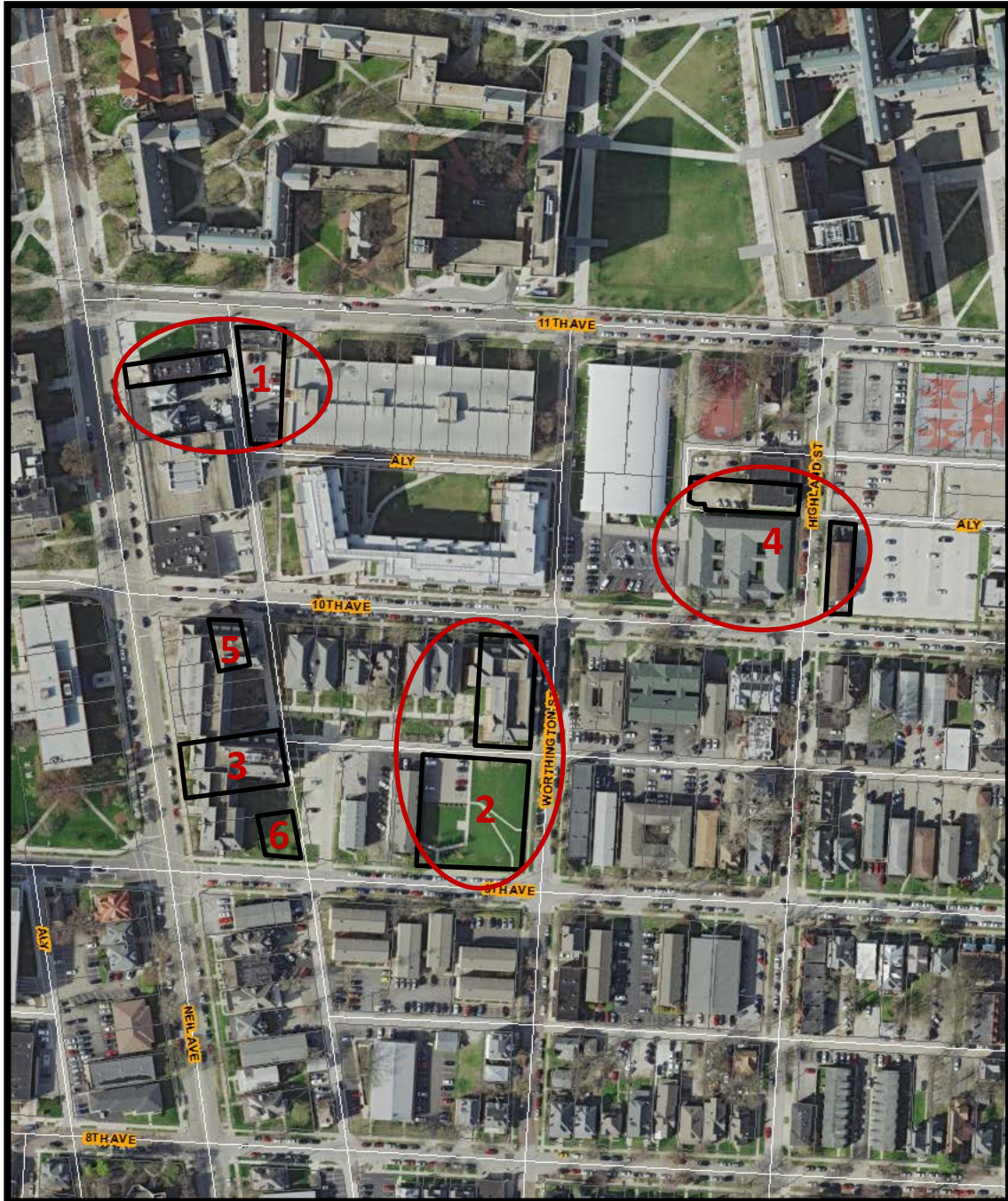
Parcel No. 010-3924



(1) Z18-011	(1660 Neil Ave)	0.34 acres	C-4 & L-UCRPD to UCRPD
(2) Z18-014	(1563 Worthington St)	0.87 acres	AR-4 to UCRPD
(3) Z18-015	(1580 Neil Ave)	0.41 acres	AR-4 to UCRPD
(4) Z18-016	(1613 Highland Ave)	0.28 acres	AR-4 & C-4 to UCRPD
(5) Z18-017	(253 West Tenth Ave)	0.08 acres	C-4 to UCRPD
(6) Z18-018	(248 West Ninth Ave)	0.08 acres	AR-4 to UCRPD



Z18-017
253 West Tenth Avenue
Approximately 0.08 acres
From C-4 to UCRPD



(1) Z18-011	(1660 Neil Ave)	0.34 acres	C-4 & L-UCRPD to UCRPD
(2) Z18-014	(1563 Worthington St)	0.87 acres	AR-4 to UCRPD
(3) Z18-015	(1580 Neil Ave)	0.41 acres	AR-4 to UCRPD
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